

026.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

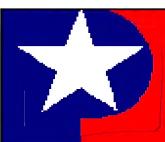
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,051,600 / 1,051,600

USE VALUE: 1,051,600 / 1,051,600

ASSESSED: 1,051,600 / 1,051,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		CLEVELAND ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COSCIA ALAN M	
Owner 2:	
Owner 3:	
Street 1: 47 CLEVELAND ST	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: COSCIA EMANUEL/JOSEPHINE -
Owner 2: GRAY R.ESQ/HARRINGTON S/TRS -
Street 1: 47 CLEVELAND ST
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Wood Shingle Exterior and 2877 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2 TWO FAMIL	100	water
o		Sewer
n		Electri

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
104	Two Family		5000	Sq. Ft.	Site	0 80. 1.14 1

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			17314
104	5000.000	590,900	4,700	456,000	1,051,600		Legal Description			GIS Ref
Total Card	0.115	590,900	4,700	456,000	1,051,600		Entered Lot Size			GIS Ref
Total Parcel	0.115	590,900	4,700	456,000	1,051,600		Total Land:			Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 365.52		/Parcel: 365.52			Land Unit Type:			03/05/18

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT										Parcel ID	026.0-0001-0003.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2022	104	FV	590,900	4700	5,000.	456,000	1,051,600		Year end			12/23/2021
2021	104	FV	564,100	4700	5,000.	456,000	1,024,800		Year End Roll			12/10/2020
2020	104	FV	564,000	4700	5,000.	456,000	1,024,700	1,024,700	Year End Roll			12/18/2019
2019	104	FV	414,400	4700	5,000.	484,500	903,600	903,600	Year End Roll			1/3/2019
2018	104	FV	448,300	4700	5,000.	353,400	806,400	806,400	Year End Roll			12/20/2017
2017	104	FV	210,200	4700	5,000.	307,800	522,700	522,700	Year End Roll			1/3/2017
2016	104	FV	339,700	4700	5,000.	262,200	606,600	606,600	Year End			1/4/2016
2015	104	FV	302,200	4700	5,000.	256,500	563,400	563,400	Year End Roll			12/11/2014

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
COSCIA EMANUEL/	69502-78		6/27/2017	Convenience		No	No		Emanuel Coscia d.o.d. 11/17/2010 bk 69502 pg			
COSCIA EMANUEL	49492-331		5/24/2007	Family		1	No	No				
	11713-441		7/23/1969			99	No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/14/2016	275	Redo Kit	60,000					remod Kitch and ba	3/5/2018	Inspected	PT	Paul T
									9/13/2016	Entry Denied	DGM	D Mann
									7/7/2016	Meas/Inspect	DGM	D Mann
									7/7/2016	Permit Visit	DGM	D Mann
									4/23/2009	Measured	372	PATRIOT
									4/27/2000	Inspected	264	PATRIOT
									10/4/1999	Mailer Sent		
									10/4/1999	Measured	263	PATRIOT
									10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 1	Rating: Good	A Bath: 1	Rating: Average	3/4 Bath:	Rating:	A 3QBth	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:			
(Liv) Units: 2	Total: 2																	
Foundation: 3 - BrickorStone																		
Frame: 1 - Wood																		
Prime Wall: 1 - Wood Shingle																		
Sec Wall: 2 - Clapboard	40 %																	
Roof Struct: 3 - Gambrel																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BROWN																		
View / Desir:																		
GENERAL INFORMATION						RESIDENTIAL GRID												
Grade: C - Average																		
Year Blt: 1911	Eff Yr Blt:																	
Alt LUC:	Alt %:																	
Jurisdct: G18	Fact: .																	
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION						CONDOS INFORMATION												
Avg Ht/FL: STD																		
Prim Int Wal 2 - Plaster																		
Sec Int Wall:	%																	
Partition: T - Typical																		
Prim Floors: 3 - Hardwood																		
Sec Floors:	%																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 2																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:				
SPEC FEATURES/YARD ITEMS						PARCEL ID 026.0-0001-0003.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	18X20	A	AV	1911	21.94	T	40	104			4,700		4,700	
More: N						Total Yard Items:			4,700	Total Special Features:							Total:	4,700
BATH FEATURES																		
OTHER FEATURES																		
DEPRECIATION																		
CALC SUMMARY																		
COMPARABLE SALES																		
REMODELING																		
RES BREAKDOWN																		
SUB AREA																		
SUB AREA DETAIL																		
IMAGE																		